



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 19, 2014

Sara Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

JAN 08 2015

Zoning Evaluation Division

RE: Rezoning Application RZ 2014-PR-013
(Concurrent with Special Exception Application SE 2014-PR-040)

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 18, 2014, granting Rezoning Application RZ 2014-PR-013 in the name of Tysons West Assemblage, LLC. The Board's action rezones certain property in the Providence District from the I-4 and HC Districts to the C-8 and HC Districts to permit industrial and commercial uses with an overall Floor Area Ratio (FAR) of 0.48 and a waiver of open space requirements. The subject property is located on the N. side of Tyco Road, E. of its intersection with Leesburg Pike on approximately 7.08 acres of land, [Tax Map 29-1 ((25)) 1 and 2], subject to the proffers dated November 3, 2014.

The Board also:

- Waived the 15 percent open space requirement of Section 4-808 of the Zoning Ordinance (ZO) to permit 11.2 percent open space in the C-8 area of the project site.
- Waived the 15 percent open space requirement of Sect. 5-408 of the ZO to permit 8.97 percent open space in the I-4 area of the project site
- Modified the transitional screening requirements of Section 13-303 and waived the barrier requirements of Section 13-304, respectively, of the ZO, on the northern boundary of the property, to permit the existing vegetation as shown on the Generalized Development Plan (GDP)/Special Exception (SE) Plat

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Modified peripheral parking lot landscaping requirement of Section 13-203 of the ZO in favor of maintaining existing vegetation along the eastern boundary of the subject property as shown on the GDP/SE Plat
- Waived Paragraph 14 of Section 17-201 of the ZO to permit the existing street lights along Tyco Road depicted on the GDP/SE Plat
- Waived Paragraph 4 of Section 17-201 of the ZO to allow only for the dedication and construction of roads as indicated on the GDP/SE Plat and in the proffers
- Modified Paragraph 11 of Section 11-102 of the ZO to permit parking lot surfacing to that which currently exist as shown on the GDP/SE Plat
- Modified the 10 percent tree canopy requirements to permit the canopy as shown on the GDP/SE Plat

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 18th day of November, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-PR-013
(Concurrent with Special Exception Application SE 2014-PR-040)**

WHEREAS, Tysons West Assemblage, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 and HC Districts to the C-8 and HC Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-8 and HC Districts, and said property is subject to the use regulations of said C-8 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 18th day of November, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

TYSONS WEST ASSEMBLAGE, LLC

RZ 2014-PR-013

November 3, 2014

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Tysons West Assemblage, LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2014-PR-013, filed for property identified as Tax Map 29-1 ((25)) 1 and 2 (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2014-PR-013 and SE 2014-PR-040. These proffers shall supersede and replace all previously approved proffers and conditions that may be applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- A. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") consisting of thirteen (13) sheets, prepared by VIKA Virginia, LLC dated May 28, 2014 as revised through October 7, 2014.
- B. Subject to the provisions of Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator.

2. USES

- A. As shown on the GDP/SE Plat, the Application Property is an existing building with 147,074 square feet of gross floor area.
- B. Approximately 2.59 acres of the Application Property shall be zoned to the C-8 District as shown on the GDP/SE Plat (the "C-8 Property"). Permitted uses on the C-8 Property shall include the following:
 - (i) All uses permitted in the C-8 District with the exception of the following uses which shall be prohibited:
 - a. Churches
 - b. Colleges, universities
 - c. Cultural centers, museums

- d. Drive-in financial institutions
 - e. Drive-through pharmacy
 - f. Fast food restaurants with drive-through
 - g. Funeral homes
 - h. Hotels, motels
 - i. Quick-service food stores
 - j. Retail sales establishments-large
 - (ii) Up to 49,144 square feet of vehicle sales, rental, and ancillary service establishment use.
 - (iii) Additional special exception or special permit uses on the C-8 Property may be permitted with approval of a special exception or special permit, as applicable, without necessitating a proffered condition amendment ("PCA"), so long as the layout is in substantial conformance with the GDP/SE Plat. The following special permit or special exception uses shall be prohibited:
 - a. Car washes as a principal use
 - b. Retreat houses
 - c. Medical care facilities
 - d. Golf courses
 - e. Marinas
- C. Approximately 4.50 acres of the Application Property shall be zoned to the I-4 District as shown on the GDP/SE Plat (the "I-4 Property"). Permitted uses on the I-4 Property shall include the following:
- (i) All uses permitted in the I-4 District with the exception of the following uses which shall be prohibited:
 - a. Churches
 - b. Crematory
 - c. Funeral homes
 - d. Motor freight terminals

- e. Vehicle transportation service establishments upon the issuance of a Non-Residential Use Permit (Non-RUP) for a vehicle sales, rental, and ancillary service establishment on the C-8 Property.
- (ii) Additional special exception or special permit uses on the I-4 Property may be permitted with approval of a special exception or special permit, as applicable, without necessitating a PCA, so long as the layout is in substantial conformance with the GDP/SE Plat. The following special exception or special permit uses shall not be permitted on the Application Property:
 - a. All Category 2 – Heavy Public Utility Uses
 - b. Car washes
 - c. Golf courses
 - d. Marinas
 - e. Plant nurseries
 - f. Retreat houses
 - g. Medical Care Facilities
 - h. Hotels, motels

3. LANDSCAPING AND SCREENING

- A. The Applicant shall provide landscaping in substantial conformance with Sheet C-9 of the GDP/SE Plat. The exact number and spacing of trees and other plant material shall be submitted at time of final site plan review and shall be subject to review and approval of the Urban Forest Management Division, Department of Public Works and Environmental Services (DPWES) to confirm that it is in substantial conformance with the GDP/SE Plat. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. Landscaping shall be installed no later twelve (12) months from the date of approval of this rezoning. The Applicant shall replace any landscaping that is removed to facilitate maintenance or repair of utilities. Installation of the landscaping shall not preclude the issuance of Non-RUPs on the Application Property.
- B. Prior to the issuance of a Non-Residential Use Permit for a vehicle sales, rental, and ancillary service establishment on the Application Property, the Applicant shall contribute the pro-rata equivalent of fifty (50) percent of

the proposed 10-year tree canopy reduction to the Countywide Tree Preservation and Planting Fund.

4. PARKING

A. Parking on the Subject Property shall be provided in accordance with Article 11 and as shown on the GDP/SE Plat. Pursuant to Section 11-101 of the Zoning Ordinance, the Applicant shall have the right to reduce the number of off-street parking spaces required by Article 11 subject to approval of a parking redesignation plan pursuant to Paragraph 12 of section 11-102 of the Zoning Ordinance.

B. Prior to the issuance of any future Non-RUP, the Applicant shall provide a parking tabulation approved by DPWES to demonstrate that there is adequate parking on the Application Property for all proposed uses.

5. LOADING

A. All loading shall occur on the Application Property. The Applicant shall monitor loading and unloading operations to ensure that vehicles do not block site access points or parking areas.

B. All loading and unloading for a vehicle sales, rental, and ancillary service establishment shall occur within the area defined on the GDP/SE Plat.

6. INTERPARCEL CONNECTION

The Applicant shall provide interparcel access to the property identified as Fairfax County Tax Map 29-1 ((1)) 22A ("Parcel 22A") as generally shown on the GDP/SE Plat, subject to the approval of the owner of Parcel 22A, in the form of an easement that is acceptable to the Fairfax County Attorney. Such easement shall be provided prior to approval of a site plan for Parcel 22A that implements an approved rezoning.

7. TIMING OF IMPROVEMENTS

Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered commitments have been delayed beyond the timeframes specified herein, the Zoning Administrator may agree to a later date for completion of such commitments.

8. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

9. COUNTERPARTS

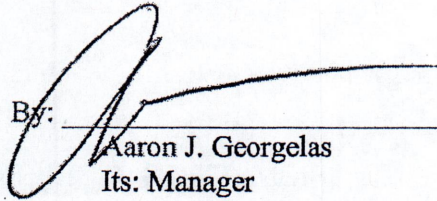
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

{A0632910.DOCX / 1 Proffers 11.03.14 (cln) 003676 000015}

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 29-1
((25)) 1

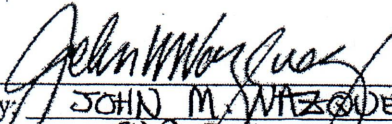
TYSONS WEST ASSEMBLAGE, LLC

By: _____
Aaron J. Georgelas
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-1 ((25)) 2

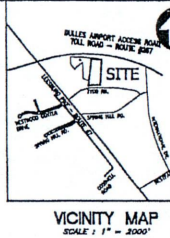
MCIMETRO ACCESS TRANSMISSION
SERVICES OF VIRGINIA, INC.


By: JOHN M. WAZQUEZ
Its: SVP-REAL ESTATE

[SIGNATURES END]

8500 TYCO ROAD

GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT



SHEET INDEX:

CIVIL

C-1	COVER SHEET
C-2	NOTES AND TABULATIONS
C-3	PARKING PLAN
C-4	CONCEPTUAL INTERIOR LAYOUT
C-5	EXISTING CONDITIONS AND VEGETATION PLAN
C-6	GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT
C-7	VEHICULAR CIRCULATION/STRIPING PLAN
C-8	ADEQUATE OUTFALL PLAN AND STORMWATER NARRATIVE
C-9	LANDSCAPING PLAN
C-10	OVERALL LANDSCAPE PLAN
C-11	LANDSCAPE DETAILS AND EXHIBITS

ARCHITECTURAL

A-1	ELEVATION
A-2	ELEVATION

RZ 2014-PR-013
SE 2014-PR-040

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

MAY 28, 2014
REVISED AUGUST 8, 2014
REVISED SEPTEMBER 17, 2014
REVISED SEPTEMBER 30, 2014
REVISED OCTOBER 07, 2014

TAX MAP NO.
29-1 ((25))1, 29-1 ((25))2

APPLICANT

TYSONS WEST ASSEMBLAGE, LLC
8405 GREENSBORO DRIVE, SUITE P130
MCLEAN, VIRGINIA 22102
ATTN: AARON GEORGEAS
(703) 821-1540

ATTORNEY

WALSH, COLUCCI, LUBLEY, & WALSH, PC
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VIRGINIA 22201
ATTN: SARA MARISKA
(703) 528-4700

ARCHITECT

MBH ARCHITECT
2470 MARINER SQUARE LOOP
ALAMEDA, CALIFORNIA 94507
ATTN: TOM DULICK
(510) 865-8663

ENGINEER/LANDSCAPE ARCHITECT

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: ROBERT COCHRAN, LS
(703) 442-7800

TRANSPORTATION

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ATTN: ROBIN ANTONUCCI
(703) 917-6620



VIKA NUMBER V
SHEET C-1

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS GP/SE CONSISTS OF THE PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 29-1 (235) 1 AND 29-1 (235) 2. THE PROPERTY IS CURRENTLY ZONED I-4. THE PURPOSE OF THIS APPLICATION IS TO REZONE A 2.59 ACRE PORTION PARCELS TO C-8 DISTRICT AND DEVELOP IT WITH A VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT WITH A CONCURRENT SPECIAL EXCEPTION. THE REMAINING 4.50 ACRE PORTION OF PARCELS 1 AND 2 WILL REMAIN ZONED I-4 AND HC.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VCS83.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIRGINIA VIKI, L.L.C. AND THE CONTOUR INTERVAL IS ONE (1) FOOT.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIRGINIA VIKI, L.L.C.
- THE PROPERTY IS LOCATED IN THE TYSONS WEST - NORTH SUBDISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH REDUCTION OF IMPERVIOUS AREA IN REZONED C-8 PORTION. AN ADEQUATE STORM DRAINAGE OUTFALL WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY, AT SITE PLAN.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- THE OPERATION OF A VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT REQUIRES THE UTILIZATION AND STORAGE OF CERTAIN HAZARDOUS MATERIALS. ALL OF THESE MATERIALS ARE UTILIZED, STORED, TREATED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- THE EXISTING STRUCTURE ON THE SUBJECT PROPERTY WILL NOT BE REMOVED. DATE OF CONSTRUCTION WAS 1974.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE, NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THE PROPERTY.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE GP/SE ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND EASEMENTS. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE COUNTY URBAN FORESTER AT THE TIME OF SITE REVIEW.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE APPROVED AS A MINOR MODIFICATION AT THE TIME OF SITE PLAN IN ACCORDANCE WITH ARTICLE 13 & ARTICLE 17 OF THE ZONING ORDINANCE, AND WAIVER / MODIFICATION APPROVED AS PART OF THIS APPLICATION.
- THE BUILDING FOOTPRINTS, DRIVEWAYS, ROADS AND PARKING DESIGNATION / LAYOUT REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE IS PROVIDED, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT ARE NOT DIMINISHED. ELEVATIONS AND FLOOR PLANS ARE INCLUDED FOR INFORMATION ONLY.
- EXISTING LIGHTING IS GRANDFATHERED PER PARAGRAPH 1 OF SECTION 14-902 AS ALL LIGHTING WAS INSTALLED PRIOR TO JUNE 17, 2003. NO NEW FENCING OR LIGHTING ON WALLS ARE PROPOSED AT THIS TIME. ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES SUCH AS FENCING, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- PROPOSED DEDICATION AND IMPROVEMENTS ARE NOT ANTICIPATED ALONG TYCO ROAD SEE GP/SE AND ARE REQUESTED TO BE DEFERRED.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL PROVIDE PARKING AS SET FORTH ON THE GP/SE AS PERMITTED BY PARAGRAPH 1 OF SECTION 11-101 AND PARAGRAPH 18 OF SECTION 5-509. SEE PARKING TABULATION. THE PARKING TABULATION IS FOR INFORMATION ONLY. THE ACTUAL NUMBER AND LOCATION OF PARKING SPACES PROVIDED MAY BE ADJUSTED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF THE BUILDING (UP TO 0.50 FAR) WITH THE SITE PLAN AS MAY BE DETERMINED BY THE ZONING ADMINISTRATOR. THE APPLICANT RESERVES THE RIGHT TO LOCATE PERMITTED AND ACCESSORY USES IN C-8 PORTION OF THE BUILDING AND ON THE SITE. ESTABLISHMENT OF A PERMITTED USE WILL NOT PREVENT THE ESTABLISHMENT OF THE VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT AT SOME FUTURE DATE SUBJECT TO ALL PROFFERS AND DEVELOPMENT CONDITIONS.
- MODIFICATIONS MAY BE MADE WITH THE SITE PLANS FOR THE SUBJECT PROPERTY PER ARTICLES 17 AND 18 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW EAS WITHOUT REQUIRING INTERPRETATION OR AMENDMENT OF THE GDP AND / OR SE.
- THE FINAL LOCATION AND TYPE OF LOADING RAMPS / DOORS, PEDESTRIAN ACCESS, ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- ALL VEHICULAR ENTRANCES ON PUBLIC STREETS SHALL REMAIN AS EXISTING.
- ALL IMPROVEMENTS IN PUBLIC SPACE INCLUDING LANDSCAPING, LAKE USE AND BIKE DESIGNATIONS SUCH AS SHARROWS (EX, INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR GDP AND/OR SE AMENDMENT.
- THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME OF TYSONS WEST ASSEMBLAGE LLC, AS RECORDED IN DEED BOOK 23695 AT PAGE 1865 AND MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC AS RECORDED IN DEED BOOK 23696 AT PAGE 1 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

DEVELOPMENT TABULATIONS OVERALL

PROPOSED USE: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT BY SPECIAL EXCEPTION AND PERMITTED I-4 USES.

SITE AND BUILDING TABULATION EXISTING

SITE AREA: 2.08336 ACRES (208,551 SQ. FT.)
EXISTING GROSS FLOOR AREA: 147,074 SQ. FT.
FLOOR AREA RATIO: 0.48
MAXIMUM BUILDING HEIGHT: 40 FEET
EXISTING OPEN SPACE: 14.0% (29,680 SQ. FT.)
PROPOSED OPEN SPACE:

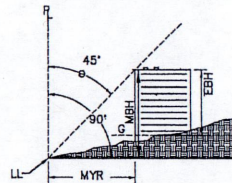
SITE AND BUILDING TABULATION - C-8 PROPOSED WITH SE USE
SITE AREA: 2.58701 ACRES (112,600 SQ. FT.)
GROSS FLOOR AREA: 49,144 SQ. FT.
FLOOR AREA RATIO: 0.44
PROPOSED BUILDING HEIGHT: 26 FEET (EXISTING)

SITE AND BUILDING TABULATION - I-4 PROPOSED
SITE AREA: 4.96635 ACRES (195,861 SQ. FT.)
GROSS FLOOR AREA: 97,830 SQ. FT.
FLOOR AREA RATIO: 0.50
PROPOSED BUILDING HEIGHT: 26 FEET (EXISTING)
PROPOSED OPEN SPACE:

OPEN SPACE C-8 AND I-4 TOTAL * (SEE WAIVER)
TOTAL REQUIRED: 15% (16,903 SQ. FT.) C-8
TOTAL REQUIRED: 15% (29,379 SQ. FT.) I-4

PROVIDED: 11.2% (12,614 SQ. FT.) C-8
PROVIDED: 8.87% (12,556 SQ. FT.) I-4
TOTAL: 9.76% (25,170 SQ. FT.) C-8 AND I-4

BULK PLANE ILLUSTRATION FOR C-8 AND I-4 DISTRICT



θ = ANGLE OF BULK PLANE FOR THE C-8, I-4 DISTRICT = 45° (FRONT YARD) (MIN YARD 40')
LL = LOT LINE
MYR = MINIMUM YARD REQUIREMENT
EBH = EFFECTIVE BUILDING HEIGHT
MBH = MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE C-8 / I-4 DISTRICTS (40' C-8 75' I-4)
G = GRADE FOR HEIGHT CALCULATIONS
MYR = EBH tan θ
EBH = MYR / tan θ

C-8 DISTRICT

EBH 26 FEET
MINIMUM FRONT YARD 40 FEET
LL 392
G 380
YARD PROVIDED 68 FEET

I-4 DISTRICT

EBH 28 FEET
MINIMUM FRONT YARD 40 FEET
LL 368
G 374
YARD PROVIDED 57 FEET

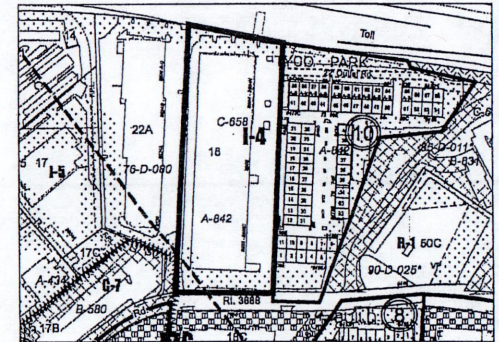
ZONING ORDINANCE MODIFICATIONS AND WAIVERS

- MODIFICATION OF THE 15% OPEN SPACE REQUIREMENT OF SECT. 4-808 OF THE ZONING ORDINANCE TO PERMIT 11.2 % OPEN SPACE IN THE C-8 DISTRICT.
- MODIFICATION OF THE 15% OPEN SPACE REQUIREMENT OF SECT. 5-408 OF THE ZONING ORDINANCE TO PERMIT 8.87 % OPEN SPACE IN THE I-4 DISTRICT.
- MODIFICATION OF PARAGRAPHS 11 AND 12 OF SECT. 11-101 OF THE ZONING ORDINANCE TO PERMIT PARKING LOT SURFACING AND PARKING SPACE GEOMETRIC DESIGN THAT CURRENTLY EXISTS AS SHOWN ON THE GP/SE PLAT.
- MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT OF SECT. 13-202 OF THE ZONING ORDINANCE IN FAVOR OF MAINTAINING EXISTING VEGETATION ALONG THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN ON THE GP/SE PLAT.
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS OF SECT. 13-303 AND WAIVER OF THE BARBER REQUIREMENTS OF SECT. 13-304, RESPECTIVELY, OF THE ZONING ORDINANCE, ON THE NORTHERN BOUNDARY OF THE PROPERTY, TO PERMIT THE EXISTING VEGETATION AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN (GDP)/SPECIAL EXCEPTION (SE) PLAT.
- WAIVER OF PAR. 4 OF SECT. 17-201 OF THE ZONING ORDINANCE TO ALLOW ONLY FOR THE DEDICATION AND CONSTRUCTION OF ROADS, STREETSCAPES AND SIDEWALKS AS INDICATED ON THE GP/SE PLAT.
- WAIVER OF PAR. 14 OF SECT. 17-201 OF THE ZONING ORDINANCE TO PERMIT THE EXISTING STREET LIGHTS ALONG TYCO ROAD AS DEPICTED ON THE GP/SE PLAT.

PUBLIC FACILITIES MANUAL MODIFICATIONS

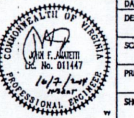
- MODIFICATION OF SECTION 7-8002 TO PERMIT 20 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE GP/SE PLAT.
- MODIFICATION OF SECT. 12-0510, 10% TREE CANOPY REQUIREMENT IN FAVOR OF PLANTINGS THAT ARE EXISTING AND TO REMAIN, THAT ARE SHARED CANOPY WITH ADJACENT PROPERTIES ON THE I-4 PORTION OF PROJECT, AS SHOWN ON THE GP/SE PLAT.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATION:

95 - URBAN LAND
TAX MAP # 025 (235) PARCELS 1 AND 2



FOR INFORMATION ONLY

Parking Tabulation By Use*: August 8, 2014

Existing Address	Use	Square Feet	Rate	Required
8500	Warehouse	12,288 s.f.	1/1000	13
8500 A	School Sp. E.	12,288 s.f.	2/3 Emp. +	13
8500 B	School Sp. E.	9,890 s.f.	2/3 Emp. +	4
8500 B2	School Sp. E.	2,398 s.f.	2/3 Emp. +	4
8500 C	School Sp. E.	12,288 s.f.	2/3 Emp. +	4
8500 D	Warehouse	12,288 s.f.	1/1000	13
8502	Warehouse	12,288 s.f.	1/1000	13
8502 A	Warehouse	12,288 s.f.	1/1000	13
8502 B	Warehouse	12,288 s.f.	1/1000	13
8504	Warehouse	22,138 s.f.	1/1000	13
8504 A	Warehouse	22,138 s.f.	1/1000	13

Warehouse Use Total 105,716/1000 = 106 spaces required**
 School Use Total 2/3 employee + additional space = 25 spaces required
Total Required 131
Total Provided 152

Proposed C-8

Address ***	Use	Square Feet	Rate	Proposed
8500 A	Vehicle Sales	36,684 s.f.	See chart	66
8500 B	School SP E	12,288 s.f.	2/3 Emp. +	17

Sub Total 83

Proposed I-4

8500 C	School Sp. E.	12,288 s.f.	2/3 Emp. +	12
8500 D	Warehouse	12,288 s.f.	1/1000	3
8502	Warehouse	12,288 s.f.	1/1000	4
8502 A	Warehouse	12,288 s.f.	1/1000	13
8502 B	Warehouse	12,288 s.f.	1/1000	13
8504	Warehouse	22,138 s.f.	1/1000	23
8504 A	Warehouse	22,138 s.f.	1/1000	23

Sub Total 91

Total 174

PROVIDED 175

(Includes 8 handicapped spaces, with 4 van)

*Subject to change

** Warehouse Use Square Footage Totaled For Parking Purposes

*** All units may be re-addressed and do not conform with existing addresses.

PROPOSED INTERIOR LAYOUT

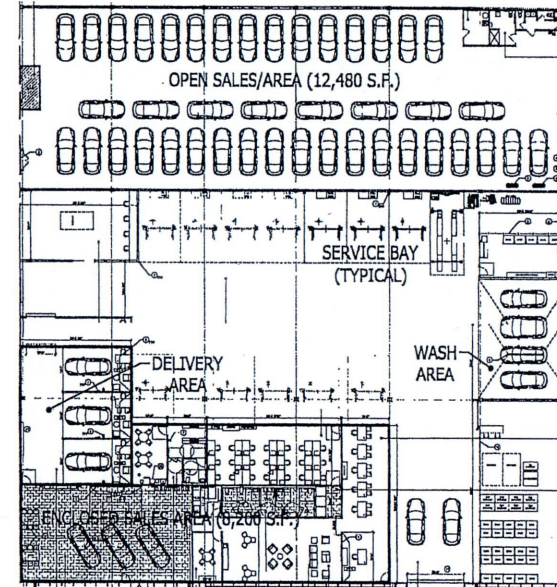


CHART FOR VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

1/500 OF SALES AREA 8200/500	= 17
1/2500 OF OPEN SALES AREA 12480/2500	= 5
2/SERVICE BAY 12x2	= 24
1/EMPLOYEE 20x1	= 20
TOTAL	= 66





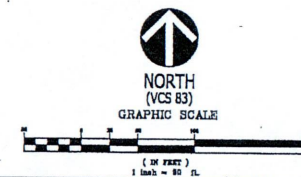
NOTE:
ALL AFFECTED PARKING SPACES ARE UNDER THE
DIRECT CONTROL OF THE VEHICLE SALES, RENTAL
AND ANCILLARY SERVICE ESTABLISHMENT

Table 10 Design and Control Vehicles for Designing Street Intersections

Function of Vehicle	Design Speed (mi/hr)	Control	Design Speed (mi/hr)	Control	Design Speed (mi/hr)	Control	Design Speed (mi/hr)	Control	Design Speed (mi/hr)	Control
Low Speed Boulevard	WB-82	WB-82								
Avenue	CITY-BUS	WB-50	CITY-BUS	WB-50						
Collector	CITY-BUS	WB-50	CITY-BUS	WB-50	CITY-BUS	WB-50				
Local Street	SU	WB-50	SU	WB-50	SU	WB-50	P	WB-50		
Service Street	SU	WB-50	SU	WB-50	SU	WB-50	P	WB-50		

- References:
- Wadell, L., Gimpel, M.A., Lerner, M. (February 2005). Trucks in Roundabouts: Pitfalls in Design and Operations, ITE Journal (Volume 75), pages 40-45.
 - Glenn, D., Schroeder, C. (Manual Manager), (2009). Washington State Department of Transportation Design Manual, Chapter 310. Washington State Department of Transportation Design Office, Engineering and Regional Operations Division.
 - Choosing the Right Design Vehicle for Urban Roundabouts, Abstract by Victor Salomon, P.E. and Scott Selbach, P.E.

- Table Notes:
- Consideration must be given to the trade-offs between the traffic safety and operational affects of infrequent large vehicles, and the safety of pedestrians.
 - CV represents the Design Vehicle, and CV represents the Control Vehicle.
 - WB-50 or WB-82 represents a semi-trailer, either 50 feet or 82 feet in length; CITY-BUS represents an intercity transit vehicle; SU represents a single-unit truck, typically 80-feet in length, and P represents a passenger car.
 - Consideration must be given to both the Design Vehicle and Control Vehicle:
 - The Design Vehicle is one that must be accommodated without encroachment into the opposing traffic lanes.
 - The Control Vehicle is one that is infrequent but must be accommodated by allowing other encroachment into opposing traffic lanes if there is no raised median, minor encroachment into the travelway area if it does not impact critical infrastructure such as traffic signal poles, or as a last option, multiple point turns of the vehicle.
 - For a dual turn-lane lane condition, the Design Vehicle shall be used turning simultaneously with a Passenger Car.
 - For a U-Turn condition where there is no raised median, use a Passenger Car for both the Design Vehicle and Control Vehicle. Where there is a raised median, use a Passenger Car for the Design Vehicle only.
 - A minimum Actual curb return radius of 10 to 15 feet should be used where possible, if not all of the following conditions occur (See Figure 9):



NO.		DATE	DESCRIPTION
			COUNTY REVISIONS

V 9.13

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirements with justification shall be submitted. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2.1 & 2.2) Special Exceptions (9-011 2.1 & 2.2)
Cluster Subdivision (9-015 10 & 11) Commercial Revitalization Districts (9-022 2A (12) & (14))
Development Plans PPD District (16-202 2 & 4) PPD Plan (16-202 1E & 10)
PPP P District (except PPD) (16-202 1F & 10) Amendment (16-202 10F & 10)

1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and subsoil protection, and subsoils, access ways, site outside, energy dissipation devices, and stream stabilization measures as shown on Sheet C-8.
3. Provide:

Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (in)	Footcandle area (in)	Storage Volume (cu)	If pond, dam height (ft)
1. <u>14580P</u>	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>
4. Create drainage channels, outfalls and pipe systems as shown on Sheet C-8.
Pond total and outlet pipe systems are shown on Sheet C-8.
5. Maintenance access (road) to stormwater management facility(ies) as shown on Sheet C-8.
Type of maintenance access road surface noted on the plan is asphalt (asphalt, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-8.
7. A stormwater management narrative which contains a description of how detention and treatment management practices requirements will be met is provided on Sheet C-8.
8. A description of the existing conditions of each proposed site outfall adopted downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet C-8.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage direction), of the Public Facilities Manual will be satisfied is provided on Sheet C-8.
10. Existing topography with maximum contour interval of two (2) feet and a note as to whether it is an air survey or field note is provided on Sheet C-8.
11. A submission waiver is requested for: BMP Definition
12. Stormwater management is not required because: existing impervious area will not be increased.



OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY WILL OUTFALL IN TWO (2) DIFFERENT LOCATIONS – HOWEVER EACH OF THESE WILL BE VIA AN EXISTING CLOSED CONDUIT SYSTEM. GIVE THE SITE'S PROXIMITY TO THE DULLES TOLL ROAD, AND THE FACT THAT THE CLOSED CONDUIT SYSTEMS INTO WHICH THE SITE OUTFALL ARE IN SUCH CLOSE PROXIMITY TO THE EXISTING CULVERT FLOWING UNDER THE DULLES TOLL ROAD, THE SITE REACHES A POINT WHERE THE TOTAL AREA TO THE OUTFALL EXCEEDS 100 TIMES THE SITE AREA VERY QUICKLY. THIS IS DO TO THE FACT THAT MUCH OF THE AREA SOUTH OF THE DULLES TOLL ROAD IN THE SITE'S GENERAL LOCATIONS COLLECTS AT THIS CULVERT TO BE CONVEYED UNDER THE ROAD.

THE FIRST OUTFALL FROM THE SITE IS AN EXISTING CLOSED CONDUIT SYSTEM TO THE EAST OF THE EXISTING BUILDING ON THE SITE. ONCE FLOW FROM THE SITE ENTERS THIS SYSTEM, IT WILL BE CONVEYED IN A NORTHERLY DIRECTION UNTIL IT REACHES THE DULLES TOLL ROAD. HERE THE CLOSED CONDUIT SYSTEM WILL BE CONVEYED IN A WESTERLY DIRECTION ACROSS THE SUBJECT PROPERTY'S NORTHERN FRONTAGE. FROM HERE, THE CLOSED CONDUIT SYSTEM WILL AGAIN TURN AND CONVEY FLOW IN A NORTHERLY DIRECTION UNDER THE DULLES TOLL ROAD. THE TOTAL DRAINAGE AREA TO THIS CULVERT UNDER THE TOLL ROAD IS 225 ACRES – EXCEEDING 100 TIMES THE SITE AREA.

FOR THE SECOND OUTFALL – ALSO AN EXISTING CLOSED CONDUIT SYSTEM – THE FLOW WILL BE COLLECTED ON THE WESTERN SIDE OF THE EXISTING BUILDING. FROM THE POINT WHERE FLOW ENTERS THIS EXISTING SYSTEM, IT WILL BE CONVEYED NORTHERLY UNTIL SUCH POINT WHERE IT REACHES THE DULLES TOLL ROAD, AND THEN JOINS WITH THE FLOW DESCRIBED IN THE OUTFALL DESCRIBED ABOVE – AT THE POINT WHERE IT WAS DESCRIBED ACROSS THE PROPERTY'S NORTHERN FRONTAGE.

UPON EXISTING THE CULVERT UNDER THE TOLL ROAD, THE FLOWS (CONVEYED IN A CHANNEL NOW) WILL VERY SOON BE CONVEYED INTO FACILITY 14580P. THE OUTFALL FROM THIS FACILITY WILL BE DISCHARGED INTO A CULVERT UNDER LEWISVILLE ROAD, AND THEN DIRECTLY ENTER ROCKY RUN. FROM HERE FLOW WILL BE CONVEYED NORTHERLY IN THE WELL DEFINED ROCKY RUN STREAM, THROUGH BLAKEY MANOR, MCLEAN ESTATES, WOODLEA MILL, WOODSIDE ESTATES, AND FURTHER NORTH, UPON ENTERING ROCKY RUN, THE FLOW WILL REMAIN IN THE SAME DEFINED CHANNEL ALONG THE PATH SHOWN ON THE ATTACHED MAP, WITH OTHER TRIBUTARIES AND CLOSED CONDUIT SYSTEMS CONVEYING FLOW INTO ROCKY RUN ALONG THE WAY. THE TOTAL DRAINAGE AREA TO ROCKY RUN WILL EXCEED 100 TIMES THE SITE AREA OR 840 ACRES (1 SQUARE MILE) – THUS THE EXTENT OF THE OUTFALL IS WITHIN ROCKY RUN AS SHOWN. THE CONDITION OF ROCKY RUN VARIES THROUGHOUT THE REACH DESCRIBED ABOVE, HOWEVER AT THE TIME OF SITE PLAN IT IS ANTICIPATED THE EXTENT OF THE ADEQUATE OUTFALL ANALYSIS WILL BE THE CULVERT UNDER THE TOLL ROAD OR THE EXISTING DIRT POND DESCRIBED ABOVE.

NO VISIBLE SIGNS OF EROSION ARE SEEN FROM THE SUBJECT PROPERTY OUTFALL TO THE POINT WHERE THE TOTAL OUTFALL DRAINAGE AREA MEETS OR EXCEEDS 100 TIMES THE SITE DRAINAGE AREA.

SWM NARRATIVE:

THE SUBJECT SPECIAL EXCEPTION PLAN PROPOSES NO ADDITION OF IMPERVIOUS AREA, THEREFORE THE RUNOFF CHARACTERISTICS OF THE SUBJECT SITE WILL SEE NO CHANGE IN THE AMOUNT OF RAINFALL CONVERTED TO RUNOFF IN THE PROPOSED CONDITION – RELATIVE TO THE EXISTING CONDITION. THE REQUIREMENTS FOR STORMWATER QUANTITY CONTROL ON THIS PROJECT ARE BASED ON THE PPM STANDARDS, WHICH REQUIRE THE POST-DEVELOPED 2-YR AND 10-YR STORM PEAK FLOW RATES TO BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED PEAK FLOW RATES FOR THE SAME STORM.

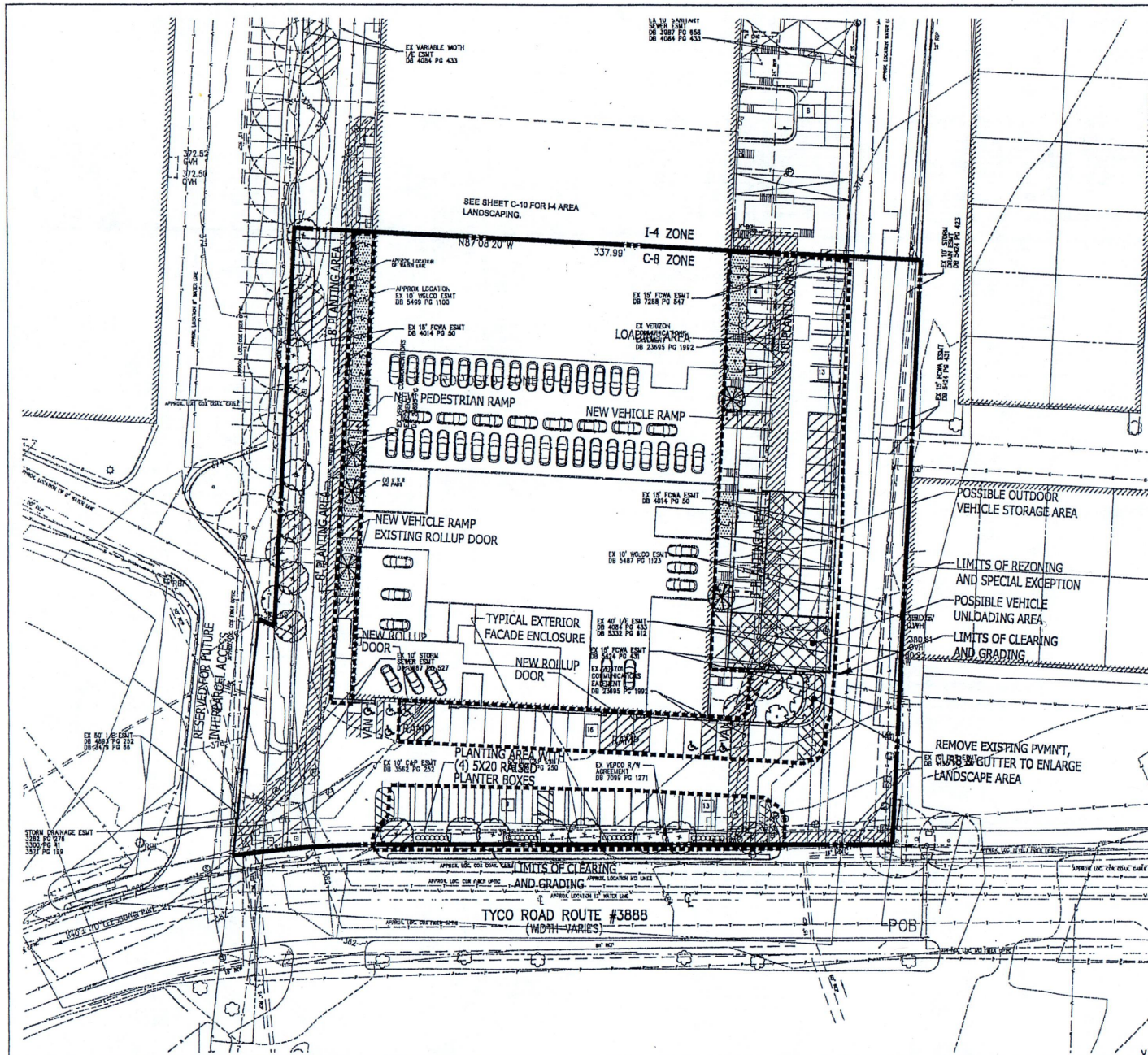
USING THE RATIONAL METHOD FOR COMPUTING PEAK FLOW RATES, THE C-FACTOR WILL BE UNCHANGED IN THE PROPOSED 1-4 AREA AND REDUCED IN THE C-8 AREA BASED ON NO CHANGE AND REDUCTION IN IMPERVIOUS SURFACE. THEREFORE, THE POST-DEVELOPED PEAK FLOW RATES WILL BE EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES. SWM REQUIREMENTS ARE THEREFORE MET.

BMP NARRATIVE:

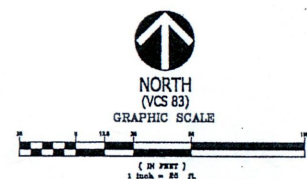
PER THE DEFINITIONS IN THE PPM (SECTION 8-0401.20), THE SUBJECT PROPERTY CLASSIFIES AS A REDEVELOPMENT. ALSO, THE SUBJECT PROPERTY IS CURRENTLY SERVED BY A REGIONAL BMP POND #14580P. THEREFORE, THE REQUIRED PHOSPHOROUS REMOVAL ON THE PROPERTY IS MET.

AT THE TIME OF FINAL ENGINEERING, THE APPLICANT RESERVES THE RIGHT TO INSTALL ADDITIONAL UNDERGROUND FILTER SYSTEMS OR ANY OTHER ALLOWABLE BMP DEVICE TO PROVIDE PHOSPHOROUS REMOVAL EFFICIENCY – ALTHOUGH THE APPLICANT DOES NOT COMMIT TO ANY SUCH BMP CONTROLS WITH THIS SPECIAL EXCEPTION.





- Legend**
- PROPOSED DECIDUOUS TREE (Category IV)
 - PROPOSED DECIDUOUS TREE (Category III)
 - PROPOSED DECIDUOUS TREE (Category II)
 - EXISTING TREE TO BE PRESERVED
 - EXISTING TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
 - PROPOSED SHRUB



NO.		DATE	DESCRIPTION
COUNTY REVISIONS			

VIA

8500 TYCO ROAD
VEHICLE SALES, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

VIA REVISIONS

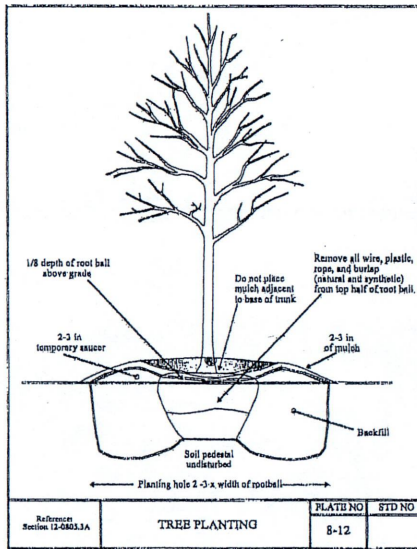
REV-4	10/07/2014	DES.	MC	DWN.	AMC
REV-3	8/03/2014				
REV-2	9/12/2014				
REV-1	8/05/2014				
DATE: MAY 28, 2014					

SCALE: 1"=25'

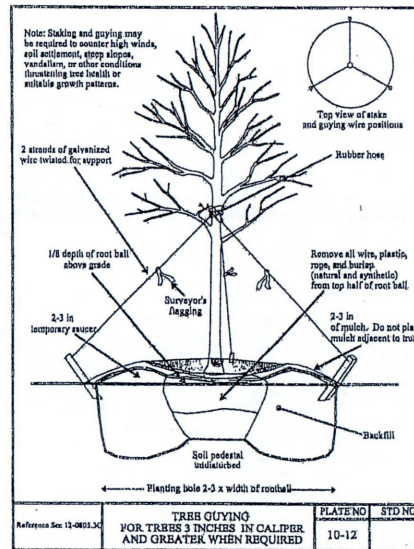
PROJECT/FILE NO.: VV7002A

SHEET NO.: C-9

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Virginia Cooperative Extension



Horticulture

Tree and Shrub Planting Guidelines

Based on Apples and Trees Project

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting site. Poorly-sited plants are doomed from the start, no matter how carefully they're planted. The soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider amending soil or using water away from the planting hole base, or amending or raising the planting site (see connection).

Also consider making more water-efficient species. For trees, by not maple, sycamore, bald cypress, willow oak, or other shrubs. For shrubs, by laboratory, red-tipped dogwood and hollyhocks. Avoid dogwoods, aspens, beechwoods, Japanese beeches, and other plants that don't like "wet feet" where drainage is poor.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce. In well-drained soil, dig holes as deep as the root ball to provide drainage for heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or pile loose soil back into holes because loose soil will compact over time, leaving trees and shrubs planted too deep. Water holes now the soil surface where most root growth occurs. Some soils of machine-dig (paper, beechwood) holes to prevent planting.

Backfill holes with existing unamended soil. Do not incorporate any mulch or other material into the planting hole.

backfill the individual planting hole. Differences in soil pore space will be caused causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil. Backfill half the hole, then cover thoroughly to earth and air pockets. Push backfilling, the water again. Cover any exposed root ball top with mulch.

Tree and Shrub Preparation

Thoroughly inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated in insect repellents, to wrap root balls. Many of these materials will not degrade. The loose root growth loss surrounding soil, remove plastic wraps or rope bands, then cut away or strip the wrapping material in the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to help saplings from rotting due to wire leeching, and replace new wire girdling.

Remove all rope, whatever the type, from trunks. Apply degradation to wire or non-degradable, and rope one grade trunk and root.

Remove plastic retainers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Make the pot as degradation below ground and outside root system.

If water are circling around the root ball material, cut through the roots in a few places. Cutting helps prevent circling roots from ever girdling the trunk. Select trees grown in conditions with vertical rise or a

proper treatment on the interior vertical wall. These container modifications and numerous plastic staking root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks. Used follow-up watering helps promote root growth. Dry irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. The 2-3 inch layer of mulch is best - less if a few materials, more if coarse. Use either organic mulches (shredded or chipped pine bark, pine straw, compost) or inorganic mulches (plastic and clear rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rot from problems of using organic mulches, and built aeration if using inorganic mulch.

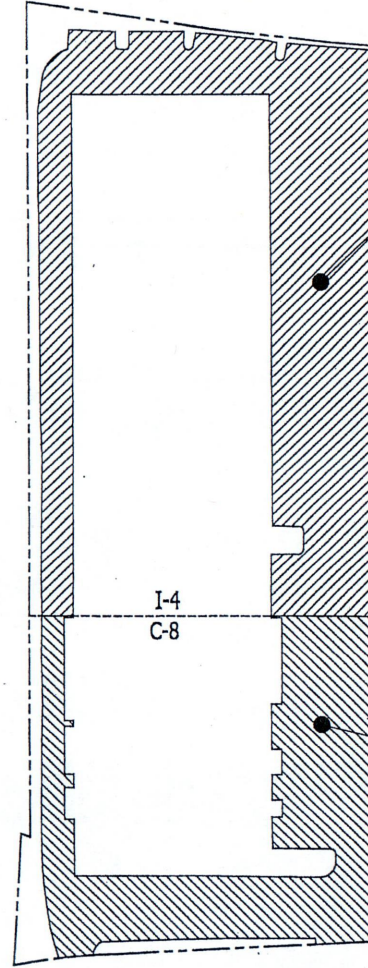
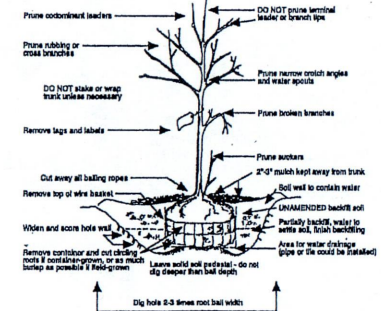
Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For

added wind control, use landscape fabrics that retain wind not penetration. Apply only rows to trees below of mulch and fabric to prevent weeds from growing in the mulch.

Only stake trees with large trunks, or those situated in windy sites or where people may walk, then even. Stake for a maximum of one year. Allow trees a slight amount of lean rather than holding them rigidly in place. Use staking or staking material that won't damage the bark. To prevent trunk girdling, remove all staking material after one year.

Stake trees should not have their trunks wrapped. Wrapping often becomes loose, causes, and water damage to trunks. This-banded trees planted in rocky or sandy soil but or sand areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not wrap with white, nylon rope, plastic film, or electrical tape. If wraps must be used, remove within one year.

For protection against insect or equipment damage, burlap guards to protect the trunk. At some the guards are slow-drying and permit air circulation.



PARKING COMPOUND EXHIBIT

V 9.13

COUNTY REVISIONS

VIFA

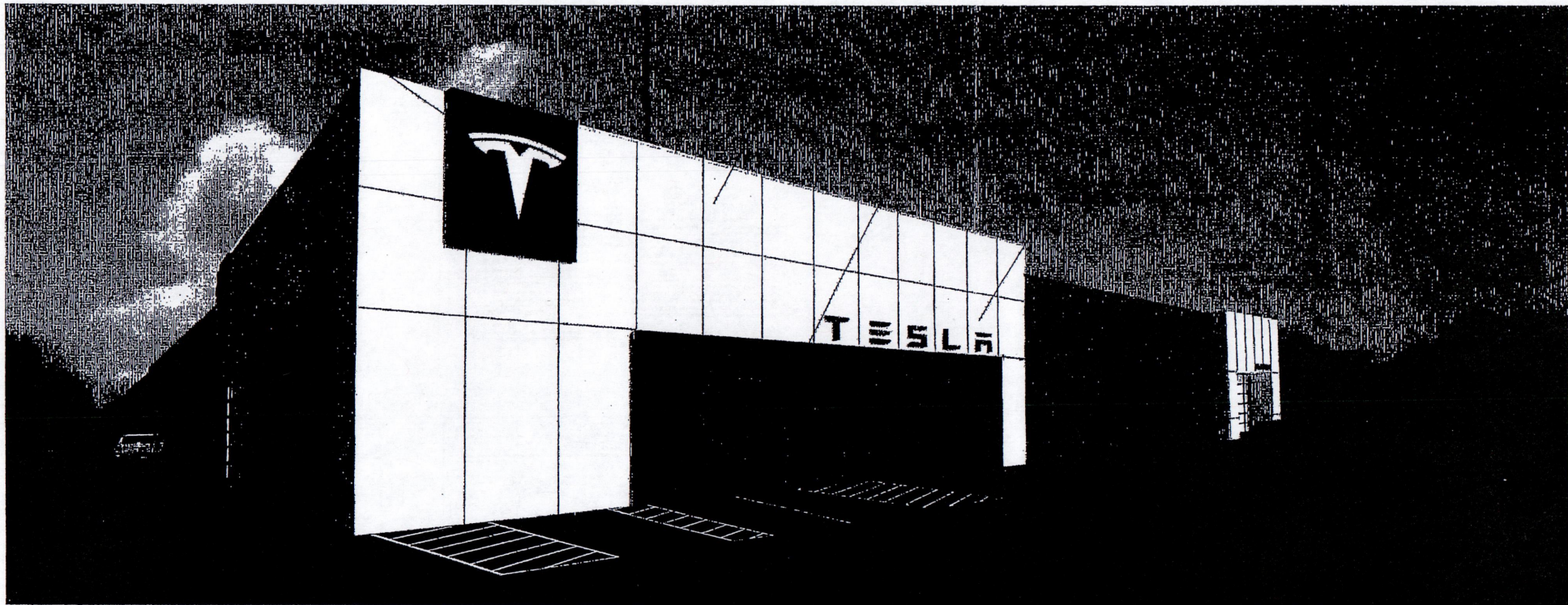
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

8500 TYCO ROAD
VEHICLE SALES, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT

LANDSCAPE DETAILS
AND EXHIBITS

VIFA REVISIONS

REV	DATE	DESCRIPTION
REV-4	10/07/2014	
REV-3	9/02/2014	
REV-2	9/02/2014	
REV-1	8/08/2014	
DATE	MAY 28, 2014	
DES.	NPK	DWN.
SCALE:	N/A	
PROJECT/FILE NO.	V9792A	
SHEET NO.	C-11	



Proposed Rendering - Tesla Service and Sales Center - 8500 Tyco Road - Fairfax County, Virginia

TESLA
September 17, 2014



A-1



Proposed Rendering - Tesla Service and Sales Center - 8500 Tyco Road - Fairfax County, Virginia

TESLA

September 17, 2014



A-2

RZ 2014-PR-013

Zoning Application Closeout Summary Report

Printed: 12/18/2014

General Information

APPLICANT: TYSONS WEST ASSEMBLAGE, LLC
DECISION DATE: 11/18/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: BOB KATAI
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON NOVEMBER 18, 2014, THE BOARD UNANIMOUSLY APPROVED RZ 2014-PR-013 ON A MOTION BY SUPERVISOR SMYTH;
 SUBJECT TO PROFFERS DATED NOVEMBER 3, 2014.

APPLICATION DESCRIPTION:

VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
I- 4	4.50 ACRES	C- 8	4.50 ACRES	C- 8	4.50 ACRES
I- 4	7.09 ACRES	I- 4	7.09 ACRES	I- 4	7.09 ACRES

Tax Map Numbers

0291 ((25)) ()0001 0291 ((25)) ()0002

Approved Land Uses

Zoning District: C- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
VEH/SALE/A					48,972	0.44	2.59 ACRES
WARE/ESTAB					98,484	0.48	4.45 ACRES
TOTALS					147,456	0.92	7.04 ACRES

12/18/2014

Approved Waivers/Modifications

MODIFY ROAD PAVEMENT STANDARDS
WAIVE OPEN SPACE REQUIREMENT
SEE FILE FOR ALL WAIVERS AND MODIFICATIONS
WAIVE DEDICATION REQUIREMENT
WAIVE STREETLIGHTS
MODIFY PERIPHERAL PARKING LOT LANDSCAPING
MODIFY TRANSITIONAL SCREENING REQUIREMENT
MODIFY 10-YEAR TREE CANOPY REQUIREMENT

Approved Proffers**PROFFER STATEMENT DATE: 11-03-2014**

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
INTERPARCEL ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SITE PLAN	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	NON-RUP	\$0	01-01-0001
PARKING	01-01-0001	0	NON-RUP	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001

12/18/2014



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2014-PR-013
(Assigned by staff)

REVISED

APPLICATION FOR A REZONING
(PLEASE TYPE or PRINT IN BLACK INK)

RECEIVED
Department of Planning & Zoning
OCT 16 2014
Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Tysons West Assemblage, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-4 District to the I-4 and C-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-1	25		1 and 2	Approx. 7.08 acres
			1 (part) and 2	I-4 = 4.50 acres
			1 (part)	C-8 = 2.59 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8500 Tyco Road, Vienna, Virginia 22182

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

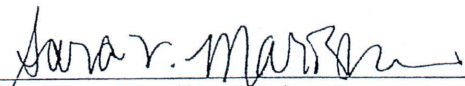
North side of Tyco Road (Route 3888) east of its intersection with Leesburg Pike (Route 7).	
PRESENT USE: Industrial	PROPOSED USE: Industrial and Vehicle Sales
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): HC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Sara V. Mariska, Agent

Type or Print Name
Walsh, Colucci, Lubeley & Walsh, P.C.

2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201
Address


Signature of Applicant or Agent

(Work) 703-528-4700 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: _____

Fee Paid \$ _____

**COUNTY OF FAIRFAX****Department of Planning and Zoning****Zoning Evaluation Division**

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035 (703) 324-1290, TTY 711

www.fairfaxcounty.gov/dpz/zoning/applicationsAPPLICATION No: RZ 2014-PR-013

(Assigned by staff)

Concurrent
with

RECEIVED

SE 2014-PR-040 Department of Planning & Zoning

MAY 29 2014

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Tysons West Assemblage, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-4 District to the I-4 and C-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-1	4 (125)		18-1 and 2	Approx. 7.04 acres
				I-4 = 4.46 acres
				C-8 = 2.58 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8500 Tyco Road, Vienna, Virginia 22182

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Tyco Road (Route 3888) east of its intersection with Leesburg Pike (Route 7).	
PRESENT USE: Industrial	PROPOSED USE: Industrial and Vehicle Sales
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): HC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Sara V. Mariska, Agent

Type or Print Name
Walsh, Colucci, Lubeley & Walsh, P.C.2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201
AddressSara V. Mariska
Signature of Applicant or Agent(Work) 703-528-4700 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: July 1, 2014Fee Paid \$ 34,560.00



ZONE: C-8

MAY 20, 2014

Revised: June 27, 2014

Revised: AUGUST 8, 2014

DESCRIPTION OF
A PORTION OF
THE PROPERTY OF
TYSON'S WEST ASSEMBLAGE, LLC
DEED BOOK 23695 AT PAGE 1986
AND BEING PART OF LAND UNIT D
TYCO ROAD LAND CONDOMINIUM
DEED BOOK 23695, PAGE 1992
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Being a portion of the property of Tyson's West Assemblage, LLC, as recorded in Deed Book 23695 at Page 1986 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the northerly right-of-way line of Tyco Road, Route 3888 (variable width) as recorded in Deed Book 3267 at Page 524 and Deed Book 3571 at Page 193, said point also marking the common southerly corner of said property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986) and Tyco Park Condominium as recorded in Deed Book 5517 at Page 1415 among the aforesaid Land Records; thence running with a portion of said northerly right-of-way line of Tyco Road the following two (2) courses and distances

1. South 89°52'18" West, 278.11 feet to a point of curvature; thence
2. 77.01 feet along the arc of a curve to the left having a radius of 530.00 feet and a chord bearing and distance of South 85°37'28" W, 76.94 feet to a point marking the common southerly corner of the aforesaid property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986) and the property of Tysons West, LLC as recorded in Deed Book 16850 at Page 1345 among the aforesaid Land Records; thence leaving the aforesaid northerly right-of-way line of Tyco Road, Route 3888 (variable width) and running with the easterly line of said property of Tysons West, LLC the following three (3) courses and distances
3. North 06°09'03" East, 129.33 feet to a ½" rebar with a cap found; thence
4. South 66°10'17" East, 9.30 feet to a point; thence
5. North 02°52'54" East, 218.17 feet to a point; thence leaving the aforesaid easterly line of the property of Tysons West, LLC (DB 16850 Pg 1345) and running so as to cross and include a portion of the aforesaid property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986)
6. South 87°08'20" East, 337.99 feet to a point lying on the westerly line of the aforesaid property of Tycon Park Condominium (DB 5517 Pg 1415); thence running with a portion of said westerly line
7. South 02°52'54" West, 319.76 feet to the point of beginning containing 112,690 square feet or 2.58701 acres of land.

P:\Surveys\LDD3-PROJECTS\7692A-SV\Descriptions\Parcel 18 Zone C-8.doc

 **VIKA Virginia, LLC**

8180 Greensboro Drive, Suite 200 ✧ Tysons Corner, Virginia 22102 ✧ 703.442.7800 Fax 703.761.2787
Tysons Corner, VA ✧ Germantown, MD ✧ Washington, DC
www.vika.com

**ZONE: I-4**

**MAY 20, 2014
Revised: June 27, 2014
Revised August 8, 2014
DESCRIPTION OF
A PORTION OF
THE PROPERTY OF
TYSON'S WEST ASSEMBLAGE, LLC
DEED BOOK 23695 AT PAGE 1986
AND ALL OF THE PROPERTY OF MCI METRO ACCESS
TRANSMISSION SERVICES OF VIRGINIA, INC
AND BEING PART OF LAND UNIT D AND ALL OF LAND UNIT V
TYCO ROAD CONDOMINIUM
DEED BOOK 23696, PAGE 1992
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Being a portion of the property of Tyson's West Assemblage, LLC, as recorded in Deed Book 23695 at Page 1986 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the southerly right-of-way line of Dulles Toll Road Route 267 (variable width), said point also marking the common northerly corner of said property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986) and the property of Tysons West, LLC as recorded in Deed Book 16850 at Page 1345 among the aforesaid Land Records; thence leaving said common corner and running with a portion of said southerly right-of-way line of Dulles Toll Road Route 267 (variable width) the following five courses and distances

1. South 79°09'02" East, 2.91 feet to a point; thence
2. North 02°50'20" East, 0.35 feet to a point; thence
3. South 78°43'56" East, 180.10 feet to a point; thence
4. South 80°38'29" East, 114.00 feet to a point; thence
5. South 82°25'52" East, 43.81 feet to a point marking the common northerly corner of the aforesaid property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986) and Tyco Park Condominium as recorded in Deed Book 5517 at Page 1415 among the aforesaid Land Records; thence leaving the aforesaid southerly right-of-way of Dulles Toll Road Route 267 (variable width) and running with the westerly line of said Tyco Park Condominium
6. South 02°52'54" West, 559.89 feet to a point; thence leaving the aforesaid westerly line of Tyco Park Condominium (DB 5517 Pg 1415) and running so as to cross and include a portion of the aforesaid property of Tyson's West Assemblage, LLC (DB 23695 Pg 1986)
7. North 87°08'20" West, 337.99 feet to a point lying on the easterly line of the aforesaid property of Tysons West, LLC (DB 16850 Pg 1345); thence running with a portion of said easterly line
8. North 02°52'54" East, 602.77 feet to the point of beginning containing 195,861 square feet or 4.49635 acres of land.

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